



**DEVELOPMENT SERVICES
PLANNING DIVISION**

The City of Morgantown

389 SPRUCE STREET
MORGANTOWN, WEST VIRGINIA 26505
(304) 284-7431 TDD (304) 284-7512
www.morgantownwv.gov

June 13, 2014

VIA CERTIFIED MAIL

CA Student Living
c/o Lisa Mardis
Project Management Services
160 Fayette Street
Morgantown, WV 26505

**RE: S14-01-III / CA Student Living / 494 Spruce Street
Tax Map 26, Parcels 245 and 246**

Dear Ms. Mardis:

This letter is to notify you of the decision made by the Planning Commission on June 12, 2014 concerning the above referenced Development of Significant Impact Site Plan application for the redevelopment of the Veterans of Foreign Wars Post 548 site at 494 Spruce Street.

A motion to approve Case No. S14-01-III with thirteen (13) conditions failed on a 5-3 vote. The following findings opposing the approval were identified by members of the Planning Commission:

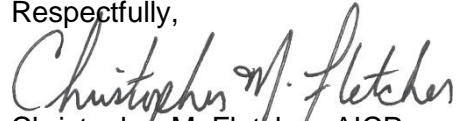
- That the density, intensity, bulk, height, and scale of the proposed structure and the four-bedroom composition of the proposed dwelling units are inconsistent with the land management principles and development objectives within the downtown as provided in the 2013 Comprehensive Plan Update and the 2010 Downtown Strategic Plan Update.
- That the orientation of the proposed structure's pool and deck facilities will have a harmful impact on the adjoining Presbyterian Child Development Center's outdoor recreation facilities and its users.
- That the developer's assertion that, of the 368 residents within the proposed development, 244 residents will not bring or require the use of personal vehicles is not feasible.
- That there are an insufficient number of onsite parking spaces provided in the proposed development.
- That the insufficient number of onsite parking spaces in the proposed development will result in an increased demand on Morgantown Parking Authority's short-term metered parking supply.
- That the proposed development's increased demand on Morgantown Parking Authority's short-term metered parking supply will adversely impact the community's access to and convenience of the downtown.

- That the proposed development does not provide sufficient drop-off and loading space for the residential and nonresidential uses.
- That insufficient drop-off and loading space by the proposed development will result in congestion on neighboring streets.
- That there is a lack of existing consumer goods and services (i.e., grocery store) within the downtown area to support the daily needs of an increased residential density as proposed by the development.
- That the lack of existing consumer goods and services (i.e., grocery store) within the downtown area will result in dependence by the proposed development's residents on automotive transport to access those consumer goods and services located outside the downtown area.

This decision may be appealed to the Circuit Court of Monongalia County within thirty (30) days. Any work done relating to decisions rendered by the Planning Commission during this thirty-day period is at the sole financial risk of the petitioner.

Should you have any questions or require further clarification, please contact the undersigned.

Respectfully,

A handwritten signature in black ink that reads "Christopher M. Fletcher". The signature is written in a cursive, flowing style.

Christopher M. Fletcher, AICP
Director of Development Services